

MORTGAGE
(Participation)

8316
19810105000000350 Pg 1/5 .00
Shelby Cnty Judge of Probate, AL
11/05/1981 00:00:00 FILED/CERTIFIED

This mortgage made and entered into this 30th day of December, 1980, by and between Daniel C. Hedrick and wife, Beth L. Hedrick, and John M. DesRochers and wife, Nancy Elizabeth DesRochers (hereinafter referred to as mortgagor) and

BIRMINGHAM TRUST NATIONAL BANK (hereinafter referred to as mortgagee), who maintains an office and place of business at

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property ~~situated and being in the County of~~ two parcels of property, one ~~Situated~~ situated and being in the county of Shelby, State of Alabama, and the other situated and being in the County of Mobile, State of Alabama; more particularly described in Exhibit A attached hereto and incorporated herein by reference.

BOOK 409 PAGE 01
It is specifically agreed that in the event default shall be made in the payment of principal, interest, or any other sums payable under the terms and provisions of (1) a prior mortgage from Daniel C. Hedrick and Beth L. Hedrick to Colonial Mortgage Company as recorded in Volume 372, Page 879 in Shelby County, Alabama, and transferred to Federal National Mortgage Association by Volume 23, Page 979 in said Probate Office and/or (2) a prior mortgage from John M. DesRochers to Real Estate Financing, Inc., as recorded in Real Property Book 1795, Page 417 in the Probate Office of Mobile County, Alabama; the mortgagee herein shall have the right, without notice to anyone, but shall not be obligated, to make good such default by paying whatever amounts may be due under the terms of either or both of said prior mortgages so as to put the same in good standing, and any and all payments so made, together with interest thereon from date of payment, shall be added to the indebtedness secured by this mortgage, and the same, with interest thereon, shall be immediately due and payable, at the option of mortgagee herein, and this mortgage subject to foreclosure in all respects as provided by law and by the provisions hereof.

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated December 30, 1980, in the principal sum of \$ 50,000.00, signed by Daniel C. Hedrick, as President and in behalf of Sterile Technique, Inc. and is also given to secure the personal guaranty of Mortgagor whereby Mortgagor guarantees the payment of said note.

This instrument was prepared by:
JAMES A. WILKINSON, Attorney
1000 P. O. Box 1000
Birmingham, Alabama 35202

Said promissory note was given to secure a loan in which the Small Business Administration, an agency of the United States of America, has participated. In compliance with section 101.1(d) of the Rules and Regulations of the Small Business Administration [13 C.F.R. 101.1(d)], this instrument is to be construed and enforced in accordance with applicable Federal law.

1. The mortgagor covenants and agrees as follows:

a. He will promptly pay the indebtedness evidenced by said promissory note at the times and in the manner therein provided.

b. He will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly deliver the official receipts therefor to the said mortgagee.

c. He will pay such expenses and fees as may be incurred in the protection and maintenance of said property, including the fees of any attorney employed by the mortgagee for the collection of any or all of the indebtedness hereby secured, or foreclosure by mortgagee's sale, or court proceedings, or in any other litigation or proceeding affecting said property. Attorneys' fees reasonably incurred in any other way shall be paid by the mortgagor.

d. For better security of the indebtedness hereby secured, upon the request of the mortgagee, its successors or assigns, he shall execute and deliver a supplemental mortgage or mortgages covering any additions, improvements, or betterments made to the property hereinabove described and all property acquired by it after the date hereof (all in form satisfactory to mortgagee). Furthermore, should mortgagor fail to cure any default in the payment of a prior or inferior encumbrance on the property described by this instrument, mortgagor hereby agrees to permit mortgagee to cure such default, but mortgagee is not obligated to do so; and such advances shall become part of the indebtedness secured by this instrument, subject to the same terms and conditions.

e. The rights created by this conveyance shall remain in full force and effect during any postponement or extension of the time of the payment of the indebtedness evidenced by said promissory note or any part thereof secured hereby.

f. He will continuously maintain hazard insurance, of such type or types and in such amounts as the mortgagee may from time to time require on the improvements now or hereafter on said property, and will pay promptly when due any premiums therefor. All insurance shall be carried in companies acceptable to mortgagee and the policies and renewals thereof shall be held by mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the mortgagee. In event of loss, mortgagor will give immediate notice in writing to mortgagee, and mortgagee may make proof of loss if not made promptly by mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to mortgagee instead of to mortgagor and mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged or destroyed. In event of foreclosure of this mortgage, or other transfer of title to said property in extinguishment of the indebtedness secured hereby, all right, title, and interest of the mortgagor in and to any insurance policies then in force shall pass to the purchaser or mortgagee or, at the option of the mortgagee, may be surrendered for a refund.

g. He will keep all buildings and other improvements on said property in good repair and condition; will permit, commit, or suffer no waste, impairment, deterioration of said property or any part thereof; in the event of failure of the mortgagor to keep the buildings on said premises and those erected on said premises, or improvements thereon, in good repair, the mortgagee may make such repairs as in its discretion it may deem necessary for the proper preservation thereof; and the full amount of each and every such payment shall be immediately due and payable; and shall be secured by the lien of this mortgage.

h. He will not voluntarily create or permit to be created against the property subject to this mortgage any lien or liens inferior or superior to the lien of this mortgage without the written consent of the mortgagee; and further, that he will keep and maintain the same free from the claim of all persons supplying labor or materials for construction of any and all buildings or improvements now being erected or to be erected on said premises.

i. He will not rent or assign any part of the rent of said mortgaged property or demolish, or remove, or substantially alter any building without the written consent of the mortgagee.

j. All awards of damages in connection with any condemnation for public use of or injury to any of the property subject to this mortgage are hereby assigned and shall be paid to mortgagee, who may apply the same to payment of the installments last due under said note, and mortgagee is hereby authorized, in the name of the mortgagor, to execute and deliver valid acquittances thereof and to appeal from any such award.

k. The mortgagee shall have the right to inspect the mortgaged premises at any reasonable time.

2. Default in any of the covenants or conditions of this instrument or of the note or loan agreement secured hereby shall terminate the mortgagor's right to possession, use, and enjoyment of the property, at the option of the mortgagee or his assigns (it being agreed that the mortgagor shall have such right until default). Upon any such default, the mortgagee shall become the owner of all of the rents and profits accruing after default as security for the indebtedness secured hereby, with the right to enter upon said property for the purpose of collecting such rents and profits. This instrument shall operate as an assignment of any rentals on said property to that extent.

3. The mortgagor covenants and agrees that if he shall fail to pay said indebtedness or any part thereof when due, or shall fail to perform any covenant or agreement of this instrument or the promissory note secured hereby, the entire indebtedness hereby secured shall immediately become due, payable, and collectible without notice, at the option of the mortgagee or assigns, regardless of maturity, and the mortgagee or his assigns may before or after entry sell said property without appraisal (the mortgagor having waived and assigned to the mortgagee all rights of appraisal):

(i) at judicial sale pursuant to the provisions of 28 U.S.C. 2001 (a); or

(ii) at the option of the mortgagee, either by auction or by solicitation of sealed bids, for the highest and best bid complying with the terms of sale and manner of payment specified in the published notice of sale, first giving four weeks' notice of the time, terms, and place of such sale, by advertisement not less than once during each of said four weeks in a newspaper published or distributed in the county in which said property is situated, all other notice being hereby waived by the mortgagor (and said mortgagee, or any person on behalf of said mortgagee, may bid with the unpaid indebtedness evidenced by said note). Said sale shall be held at or on the property to be sold or at the Federal, county, or city courthouse for the county in which the property is located. The mortgagee is hereby authorized to execute for and on behalf of the mortgagor and to deliver to the purchaser at such sale a sufficient conveyance of said property, which conveyance shall contain recitals as to the happening of the default upon which the execution of the power of sale herein granted depends; and the said mortgagor hereby constitutes and appoints the mortgagee or any agent or attorney of the mortgagee, the agent and attorney in fact of said mortgagor to make such recitals and to execute said conveyance and hereby covenants and agrees that the recitals so made shall be effectual to bar all equity or right of redemption, homestead, dower, and all other exemptions of the mortgagor, all of which are hereby expressly waived and conveyed to the mortgagee; or

(iii) take any other appropriate action pursuant to state or Federal statute either in state or Federal court or otherwise for the disposition of the property.

In the event of a sale as hereinbefore provided, the mortgagor or any persons in possession under the mortgagor shall then become and be tenants holding over and shall forthwith deliver possession to the purchaser at such sale or be summarily dispossessed, in accordance with the provisions of law applicable to tenants holding over. The power and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise, and are granted as cumulative to the remedies for collection of said indebtedness provided by law.

4. The proceeds of any sale of said property in accordance with the preceding paragraphs shall be applied first to pay the costs and expenses of said sale, the expenses incurred by the mortgagee for the purpose of protecting or maintaining said property, and reasonable attorneys' fees; secondly, to pay the indebtedness secured hereby; and thirdly, to pay any surplus or excess to the person or persons legally entitled thereto.

5. In the event said property is sold at a judicial foreclosure sale or pursuant to the power of sale hereinabove granted, and the proceeds are not sufficient to pay the total indebtedness secured by this instrument and evidenced by said promissory note, the mortgagee will be entitled to a deficiency judgment for the amount of the deficiency without regard to appraisal.

6. In the event the mortgagor fails to pay any Federal, state, or local tax assessment, income tax or other tax lien, charge, fee, or other expense charged against the property the mortgagee is hereby authorized at his option to pay the same. Any sums so paid by the mortgagee shall be added to and become a part of the principal amount of the indebtedness evidenced by said note, subject to the same terms and conditions. If the mortgagor shall pay and discharge the indebtedness evidenced by said promissory note, and shall pay such sums and shall discharge all taxes and liens and the costs, fees, and expenses of making, enforcing, and executing this mortgage, then this mortgage shall be canceled and surrendered.

7. The covenants herein contained shall bind and the benefits and advantages shall inure to the respective successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

8. No waiver of any covenant herein or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the note secured hereby.

9. A judicial decree, order, or judgment holding any provision or portion of this instrument invalid or unenforceable shall not in any way impair or preclude the enforcement of the remaining provisions or portions of this instrument.

10. Any written notice to be issued to the mortgagor pursuant to the provisions of this instrument shall be addressed to the mortgagor at P.O. Box 1409, Alabaster, AL 35007 or 33 Woodfield Road, Montevallo, AL and any written notice to be issued to the mortgagee shall be addressed to the mortgagee at 112 20th Street North, Birmingham, AL

caused this instrument to be delivered and dated as of
IN WITNESS WHEREOF, the mortgagor has executed this instrument and the mortgage has been delivered at this
instrument on this day and year for said December 20, 1980, although actually executed by
John M. DesRochers and wife Nancy Elizabeth DesRochers on December 20, 1980, and actually
executed by Daniel C. Hedrick and wife, Beth L. Hedrick on December 20, 1980.

WITNESS:

Daniel C. Hedrick
Daniel C. Hedrick

Beth L. Hedrick
Beth L. Hedrick

John M. DesRochers
John M. DesRochers

Nancy Elizabeth DesRochers
Nancy Elizabeth DesRochers

Executed and delivered in the presence of the following witnesses:

Kathy S. Black
Mr. L. D. Gilman

(Add Appropriate Acknowledgment)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, a Notary Public in and for said county and state, hereby certify that Daniel C. Hedrick and wife, Beth L. Hedrick, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this, the 30th day of December, 1980.

James K. Robinson
Notary Public

STATE OF ALABAMA)
MOBILE COUNTY)

I, a Notary Public in and for said county and state, hereby certify that John M. DesRochers and wife, Nancy Elizabeth DesRochers, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this, the 24th day of Dec, 1980.

Delores Jean L. Latham
Notary Public

MORTGAGE

L. C. Hedrick and wife, Beth L. Hedrick, and John M. DesRochers and Nancy Elizabeth DesRochers

TO

ingham Trust National Bank

RECORDING DATA

IN TO:

Kenneth L. Hickman

1600 Bank for Savings Bldg.

Birmingham, AL 35203

EXHIBIT A

TO

MORTGAGE (PARTICIPATION) BY AND BETWEEN
DANIEL C. HEDRICK, AND WIFE, BETH L. HEDRICK,
JOHN M. DESROCHERS AND WIFE, NANCY ELIZABETH DESROCHERS
(Mortgagor,) AND BIRMINGHAM TRUST NATIONAL BANK (Mortgagee)

SHELBY COUNTY PARCEL

Commence at the Northwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, thence South 67° 40' East 39.78' thence South 81° 33' East 186.35' thence South 82° 10' East 435.19' thence South 82° 01' East 623.85' to the point of beginning of the property being described, thence South 81° 50' East 727.32' to a point, thence South 39° 18' East 62.65' to a point, thence South 50° 42' West 460.00' to a point, thence North 63° 50' West 487.66' to a point on a curve (Cul-de-sac) having a 60.0 foot radius and a central angle of 107° 36' 112.67' to a point, thence North 8° 34' East 170.70' to the point of beginning. Situated in Shelby County, Alabama.

Subject to:

1. Taxes due in the year 1981 which are a lien but not due and payable until October 1, 1981.
2. Restrictions recorded in Deed Book 279, page 162 in the Probate Office of Shelby County, Alabama.
3. That portion of subject property which lies within the confines of Woodfield Road as shown by the survey of Joseph E. Conn, Jr., dated December 15, 1977.
4. Mortgage from Daniel C. Hedrick and Beth L. Hedrick to Colonial Mortgage Company as recorded in Volume 372, Page 892 in Shelby County, Alabama and transferred to Federal National Mortgage Association by Volume 23, Page 979 in said Probate Office.

MOBILE COUNTY PARCEL

Lot 26, according to the survey of Edgefield Estates, Unit Two, as recorded in Map Book 23, page 96 in the Probate Office of Mobile County, Alabama.

Subject to:

1. Taxes due in the year 1981 which are a lien but not due and payable until October 1, 1981.
2. Restrictions as recorded in Real Property Book 1293, Page 69 and 1540, Page 265 in the Probate Office of Mobile County, Alabama.
3. Easements and Set Back Line as shown by recorded map.
4. Easement to Alabama Power Company as recorded in Real Property Book 1293, Page 695 and 1335, Page 213 in Mobile County, Alabama.
5. Mineral and mining rights and rights incident thereto as recorded in Real Property Book 1586, page 114 in Mobile County, Alabama.
6. Mortgage from John M. DesRochers to Real Estate Financing, Inc. as recorded in Real Property Book 1795, Page 417 in the Probate Office of Mobile County, Alabama.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

FILED

1981 JAN -5 PM 2:28

50% Shelby
50% Mobile

mtg 25.00
rec 8.00
Int 1.00
84.00

BLK

J.M.D.